045.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,281,600 / 1,281,600
					USE VALUE:	1,281,600 / 1,281,600
					ASSESSED:	1,281,600 / 1,281,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BELTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	20 BELTON STREET LLC
Owner 2:	
Owner 3:	
Street 1:	673 ROBESON ST
Street 2:	
Twn/City:	FALL RIVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02720 Type:

PREVIOUS OWNER

Owner 1:	PUTNEY KENNETH A & ANN K -
Owner 2:	-
Street 1:	27 BAYBERRY WEST ROAD
Twn/City:	BIDDEFORD
St/Prov:	ME Cntry:
Postal:	04005

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 3649 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4168.000	845,600		436,000	1,281,600
Total Card	0.096	845,600		436,000	1,281,600
Total Parcel	0.096	845,600		436,000	1,281,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.22 /Parcel: 351.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

31888

GIS Ref

GIS Ref

Insp Date

11/12/18

!3826!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	845,600	0	4,168.	436,000	1,281,600		Year end	12/23/2021
2021	104	FV	808,200	0	4,168.	436,000	1,244,200		Year End Roll	12/10/2020
2020	104	FV	808,200	0	4,168.	436,000	1,244,200	1,244,200	Year End Roll	12/18/2019
2019	104	FV	461,700	0	4,168.	463,300	925,000	925,000	Year End Roll	1/3/2019
2018	104	FV	461,700	0	4,168.	337,900	799,600	799,600	Year End Roll	12/20/2017
2017	104	FV	433,000	0	4,168.	294,300	727,300	727,300	Year End Roll	1/3/2017
2016	104	FV	433,000	0	4,168.	250,700	683,700	683,700	Year End	1/4/2016
2015	104	FV	385,900	0	4,168.	245,300	631,200	631,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:39:06

LAST REV

Date	Time
10/09/19	11:18:16
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUTNEY KENNETH	71142-275		6/12/2018	Change>Sale	1,100,000	No	No		
	19272-111		8/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	31888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2018	1228	Inter Fi	25,000	C				
8/24/2018	1227	Inter Fi	30,000	O				
7/10/2018	928	Inter-De	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2019	Left Notice	DGM	D Mann
9/26/2019	Permit Visit	DGM	D Mann
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	189	PATRIOT
3/28/2000	Inspected	263	PATRIOT
3/7/2000	Measured	263	PATRIOT
4/1/1988		RG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4168		Sq. Ft.	Site		0	80.	1.31	1									436,033						436,000	

Total AC/HA:	0.09568	Total SF/SM:	4168	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	436,033	Spl Credit		Total:	436,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.93775004
Const Adj.:	0.99960202
Adj $ / SQ:	168.728
Other Features:	169500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	947978
Depreciation:	102382
Depreciated Total:	845596

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 7 | Baths: 3 | HB

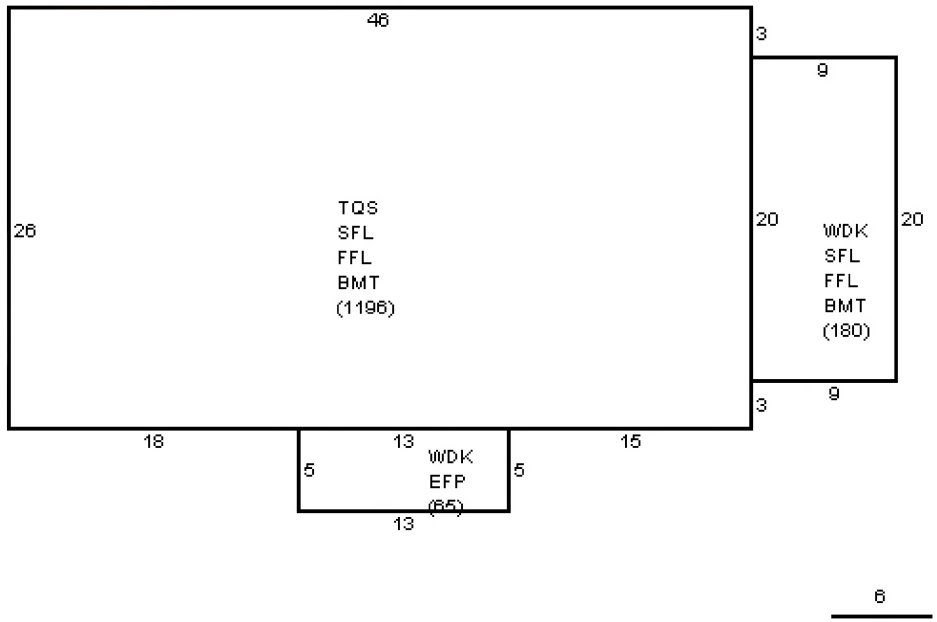
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
1	6	2	
Totals			
2	15	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	185.60
Special Features:	0	Val/Su Net:	158.50
Final Total:	845600	Val/Su SzAd	231.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,376	50.620	69,651
FFL	First Floor	1,376	168.730	232,170
SFL	Second Floor	1,376	168.730	232,170
TQS	3/4 Story	897	168.730	151,349
WDK	Deck	245	10.080	2,469
EFP	Enclos Porch	65	69.080	4,490

Net Sketched Area: 5,335 | Total: 692,299

Size Ad 3649 | Gross Area 5634 | FinArea 3649

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

045.0-0005-0002.0

IMAGE

AssessPro Patriot Properties, Inc